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RESOLUTION OF THE  
HOUSING AUTHORITY OF THE CITY OF NEWARK

RESOLUTION NO. H-07-02-16-16

TITLE: RESOLUTION AUTHORIZING THE DESIGNATION OF CLAREMONT  
CONSTRUCTION CO., INC., NEWARK, NEW JERSEY, AS DEVELOPER OF PROJECT NJ39-  
002-050, WHICH CONSISTS OF 88 UNITS OF TOWNHOUSES TO BE DEVELOPED BY THE  
TURNKEY METHOD, IN THE TOTAL AMOUNT OF \$14,633,000, AND THE SUBMISSION OF  
A PHA PROPOSAL TO HUD.

Factual Content certified by

Approval for Legality based on facts stated:

*[Signature]*

*[Signature]*  
General Counsel

*[Signature]*  
Contracting Officer

Commissioner

*[Signature]*  
Clark

submitted the following resolution.

WHEREAS, the Housing Authority of the City of Newark ("the Authority"), on  
March 24, 27 and April 1, and 4, 2003, publicly solicited Requests for Proposals (RFP's) in the  
local and ethnic newspaper for the construction of Project NJ39-P002-050, consisting of 88  
townhouse units, by the turnkey method, and

WHEREAS, a proposal was received on June 17, 2003 from Claremont Construction  
Company, Pat Hills, NJ; and

WHEREAS, a panel setup by the Authority, Tishman/Evanbow Architects and  
Engineers, and Barbera & Barbera, CPA reviewed the proposal; and

WHEREAS, upon thorough review, it was determined that the proposal submitted by  
Claremont Construction Company at a development price of \$14,633,000 was fair, reasonable,  
suited the requirements of the Authority and complied with all requirements of the Department  
of Housing and Urban Development ("HUD"); and

WHEREAS, sufficient funds are available under the following budget lines: B50A-  
1460-000-0000-001-2500; C99K-2906-000-0000-249-8811; Z99K-2906-000-0000-000-2500;  
and A50V-1498-000-0000-250-2500; and

WHEREAS this designation is subject to HUD approval pursuant to the  
provisions of the HUD Handbook 7417.1, Rev. 1.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COMMISSIONERS OF  
THE HOUSING AUTHORITY OF THE CITY OF NEWARK, THAT:

1. That pursuant to the provisions of Section 6-44 of the HUD Handbook 7417.1  
Rev. 1, Claremont Construction Company, Inc. is hereby designated the  
Developer of Project NJ39-P002-050 by the turnkey method of  
construction, in the amount of \$14,633,000.
2. That the submission of a PHA Proposal to HUD for this designation is  
authorized.

Claremont Turnkey

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4. That the execution of a contract is contingent upon the Developer demonstrating the appropriate construction financing for the Project.
5. That the Authority is authorized to execute a contract with the Developer arising from this designation (including a preliminary Memorandum of Agreement) contingent upon the fulfillment of the following:
  - a. The Developer satisfying all conditions set forth in the Request for Proposal, including addenda thereto, and as required by the Authority and HUD.
  - b. The Developer providing complete and correct construction documentation, in a timely manner, at its expense, as required by HUD.
  - c. The Developer executing a Turnkey Contract of Sale pursuant to the HUD approved contract forms and such other necessary documents, within 15 days of the date HUD gives the Authority notice of its approval of the contract documents.
  - d. The Developer executing a commitment to comply with all Minority Business and Development Enterprise subcontracting and Section 3 requirements of the Authority and HUD.
6. That this commitment is conditioned upon approval of a PHA Proposal to be submitted to HUD pursuant to HUD Handbook 7417.1 Rev 1 and the availability of funds from HUD.
7. That this resolution shall take effect immediately.

Commissioner

*Bradley*

seconded the motion.

BOARD OF COMMISSIONERS VOTE OF FINAL PASSAGE

COMMISSIONERS	AYE	NAY	AB	NV	COMMISSIONERS	AYE	NAY	AB	NV
SMITH	X				BRADLEY	X			
CLARK	X				ROBINSON	X			
CARTWRIGHT	X								
ADUBATO			X						

I hereby certify that the above resolution was accepted at the Board of Commissioners Meeting of the Housing Authority of the City of Newark, on *11/26/07*.

*[Signature]*  
Secretary/Executive Director